| 127.0 | 0001 | 0018.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 770,400 | / | 770,400 |
| USE VALUE: | 770,400 | / | 770,400 |
| ASSESSED: | 770,400 | / | 770,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 31 | | MT. VERNON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KINGMAN PAUL E |
| Owner 2: | KINGMAN STUBEDA DIANE |
| Owner 3: | |
| Street 1: | 31 MT VERNON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KINGMAN GENE B/LIFE ESTATE - |
| Owner 2: | - |
| Street 1: | 31 MT VERNON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,890 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1884, having primarily Vinyl Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7890.000 | 309,700 | 1,000 | 459,700 | 770,400 |
| Total Card | 0.181 | 309,700 | 1,000 | 459,700 | 770,400 |
| Total Parcel | 0.181 | 309,700 | 1,000 | 459,700 | 770,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.73 | /Parcel: 443.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 81618 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/11/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 309,700 | 1000 | 7,890. | 459,700 | 770,400 | 770,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 246,100 | 1000 | 7,890. | 459,700 | 706,800 | 706,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 230,700 | 1000 | 7,890. | 407,200 | 638,900 | 638,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 230,700 | 1000 | 7,890. | 341,500 | 573,200 | 573,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 230,700 | 1000 | 7,890. | 341,500 | 573,200 | 573,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 217,500 | 1000 | 7,890. | 295,500 | 514,000 | 514,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 217,500 | 1000 | 7,890. | 285,700 | 504,200 | 504,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 217,500 | 1000 | 7,890. | 271,900 | 490,400 | 490,400 | | 12/13/2012 |

!9814!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:13:38 |

## LAST REV

| Date | Time |
|---|---|
| 06/11/18 | 11:48:01 |
| apro | |
| 9814 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 81618 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KINGMAN GENE B/ | 33821-347 | | 10/15/2001 | Family | 99 | No | No | | |
| KINGMAN GENE B | 25925-324 | | 12/27/1995 | | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/20/2017 | 709 | Re-Roof | 32,350 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/11/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/4/2009 | Inspected | 372 | PATRIOT |
| 1/22/2009 | Measured | 345 | PATRIOT |
| 4/8/2000 | Inspected | 264 | PATRIOT |
| 11/29/1999 | Measured | 264 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7890 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 8 | | | | | | | | | 459,690 | | | | | | 459,700 | |

Total AC/HA: 0.18113 | Total SF/SM: 7890 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 459,690 | Spl Credit | Total: 459,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1884 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.25476909 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 163.104 |
| Other Features: | 70000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 420747 |
| Depreciation: | 111077 |
| Depreciated Total: | 309670 |

## COMMENTS

SHED NV.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 5 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

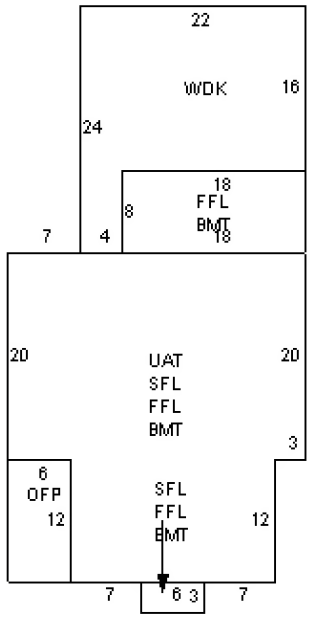
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 5 | M |
| Totals | | | |
| 1 | 8 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 163.10 |
| Special Features: | 0 | Val/Su Net: | 91.65 |
| Final Total: | 309700 | Val/Su SzAd | 178.38 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 982 | 48.930 | 48,050 |
| FFL | First Floor | 982 | 163.100 | 160,168 |
| SFL | Second Floor | 754 | 163.100 | 123,013 |
| WDK | Deck | 384 | 8.600 | 3,304 |
| UAT | Upper Attic | 205 | 65.240 | 13,375 |
| OFP | Open Porch | 72 | 39.410 | 2,838 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,379 | | | Total: | 350,748 |
| Size Ad | 1736.2 | Gross Are | 4078 | FinArea | 1736 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 90 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

127.0-0001-0018.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | Pool A-C | D | Y | 1 | 21 | A | AV | 2004 | 52.38 | T | 12 | 101 | | | 1,000 | | | 1,000 |

| More: | N | Total Yard Items: | 1,000 | Total Special Featues: | | Total: | 1,000 |
|---|---|---|---|---|---|---|---|